

WARRANTY DEED

021483

NO TRANSFER
TAX PAID**Know all Persons by these Presents.**47-20
00801

That I, BARBARA A. CHASE, also known as BARBARA B. CHASE, in consideration of One Dollar and other valuable consideration paid by, BARBARA B. CHASE and TIMOTHY SETZER, Trustees, or their successors in trust, under the BARBARA B. CHASE LIVING TRUST, dated July 29, 1994, and any amendments thereto, whose mailing address is 51 Francis Street, Waterville, Maine 04901, the receipt whereof do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said BARBARA B. CHASE and TIMOTHY SETZER, Trustees, or their successors in trust under the BARBARA B. CHASE LIVING TRUST, dated July 29, 1994, and any amendments thereto, its successors and assigns forever,

A certain lot or parcel of land with the buildings thereon situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:-

Being lot number 21, less four (4') feet on the back thereof, on a plan of lots made by J. H. Burleigh, C. E., said plan being recorded in the Kennebec Registry of Deeds in a book of plans. Said lot having fifty (50') foot frontage on Francis Street and a depth of one hundred forty-six (146') feet and not one hundred fifty (150) feet as indicated on said plan.

Being the same premises conveyed in joint tenancy to William A. Chase, Sr. and Barbara A. Chase by deed of Barbara A. Chase dated November 10, 1970 and recorded in the Kennebec County Registry of Deeds, Book 1535, Page 343. William A. Chase, Sr. died in July, 1993 and Barbara A. Chase gained title by operation of law.

Also another parcel of land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:-

Beginning at an iron pin at a point seventy-eight (78') feet easterly along the north line of Francis Street from the junction of the westerly line of Chester A. Branch and the east line of Ulderic P. Hubert; thence continuing easterly along the said north line of Francis Street twenty-two (22') feet to the southwest corner of land of one William Chase; thence northerly along said Chase line one hundred forty-six (146') feet to a point; thence westerly twenty-two (22') feet to an iron pin; thence southerly one hundred forty-six (146') feet to an iron pin in the north line of Francis Street and the point of beginning.

Meaning and intending to convey a parcel of land twenty-two (22') feet wide and one hundred forty-six (146') feet deep along the easterly side of land of the herein grantors.

Also meaning and intending to convey the same parcel conveyed to Barbara B. Chase by deed of Chester A. Branch and Lena B. Branch dated August 13, 1976 and recorded in the Kennebec County Registry of Deeds, Book 1934, Page 310.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said heirs and assigns, to and their use and behoof forever,

And I do covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantee to hold as aforesaid, and that I and heirs shall and will **warrant and defend** the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Barbara B. Chase, have hereunto set my hand and seal this 16th day of the month of August, A.D. 1994.

Signed, Sealed and Delivered
in presence of

Mary S. Mathieu

Barbara B. Chase
Barbara B. Branch

State of Maine, County of Kennebec, ss.

August 16, 1994

Then personally appeared the above named Barbara B. Branch and acknowledged the foregoing instrument to be free act and deed.



Before me,

Mary S. Mathieu
Mary S. Mathieu, Notary Public
My Commission Expires: 1/18/00

RECEIVED KENNEBEC SS.

94 AUG 18 AM 9:00

ATTEST: Thomas Reed Miron
REGISTER OF DEEDS